

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 2/10/2015	(3) CONTACT/PHONE Stephanie Fuhs, Planner III/(805) 781-5721	
(4) SUBJECT Request to authorize the Use of Alternative Publication Procedures for the Spring 2015 General Plan Amendment Cycle. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board: 1. Authorize that a display advertisement of one-quarter page be published in a newspaper of general circulation in the County on or before February 20, 2015, indicating the general nature of the proposed General Plan and Ordinance Amendments that will be considered on March 10 and 24, 2015, can act as the alternative publication. 2. Authorize that a one-quarter page display advertisement be placed in a newspaper of general circulation within 15 days after adoption of the proposed amendments by your Board.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$800	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Stephanie Fuhs, Planner III

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 2/10/2015

SUBJECT: Request to authorize the Use of Alternative Publication Procedures for the Spring 2015 General Plan Amendment Cycle. All Districts.

RECOMMENDATION

It is recommended that the Board:

1. Authorize that a display advertisement of one-quarter page be published in a newspaper of general circulation in the County on or before February 20, 2015, indicating the general nature of the proposed General Plan and Ordinance Amendments that will be considered on March 10 and 24, 2015, can act as the alternative publication.
2. Authorize that a one-quarter page display advertisement be placed in a newspaper of general circulation within 15 days after adoption of the proposed amendments by your Board.

DISCUSSION

On March 10 and March 24, 2015, your Board will hold public hearings for the following amendments:

1. Hearing to consider a request by the **COUNTY OF SAN LUIS OBISPO** to amend Sections 22.14.060 (Flood Hazard Area) and 22.80.030 (Definitions) of the Land Use Ordinance (Title 22 of County Code), Sections 23.07.060 (Flood Hazard Area), 23.07.062 (Applicability of Flood Hazard Standards), 23.07.064 (Flood Hazard Area Permit Processing Requirements), 23.07.065 (General Hazard Avoidance), 23.07.066 (Construction Standards), 23.11.030 (Definitions) of the Coastal Zone Land Use Ordinance (Title 23 of County Code) and Section 21.03.010(e) of the Real Property Division Ordinance (Title 21 of County Code), to comply with the federal law requirements of the Federal Emergency Management Act (FEMA).

County File No: **LRP2012-00002**
Supervisory District: All

2. Hearing to consider a request by the **COUNTY OF SAN LUIS OBISPO** to amend the Land Use Ordinance (Title 22 of the County Code), the Coastal Zone Land Use Ordinance (Title 23 of the County Code), and Table O of the Coastal Zone Framework for Planning of the Land Use Element and Local Coastal Program of the County General Plan to remove mini-storage warehouse facilities as an allowable use in the Residential Multi-Family land use category. Mini-storage warehouse facilities would remain allowable in the Commercial Service, Industrial and Public Facilities land use categories.

County File Number: LRP2014-00007

Supervisory District: All Districts

3. Hearing to consider a request by the **COUNTY OF SAN LUIS OBISPO** to amend portions of the following documents in order to encourage the development of certain renewable energy projects in the most suitable locations in unincorporated inland areas of the county through a Renewable Energy Streamlining Program (RESP): 1) Framework for Planning (Inland), Part I of the Land Use and Circulations Elements (LUCE) of the County General Plan; 2) the Carrizo, North County, San Luis Obispo, and South County Area Plans, Part II of the LUCE; 3) the Official Maps, Part IV of the LUCE; 4) the Conservation and Open Space Element of the County General Plan; 5) the Land Use Ordinance, Title 22 of the County Code; and 6) the Rules of Procedure to Implement the California Land Conservation Act of 1965. The proposed amendments will: 1) establish a Renewable Energy Combining Designation where the land use permitting of certain renewable energy projects will be streamlined, for example, through the use of Site Plan Review in lieu of Minor Use Permits; 2) establish new performance standards that renewable energy projects must meet; and 3) revise the Rules of Procedure to Implement the Land Conservation Act of 1965 to allow certain renewable energy projects on contracted land.

County File Number: LRP2014-00015

Supervisory Districts: All

The California Government Code, Section 25124, establishes specific publication requirements for ordinance amendments. Your Board can order that a display advertisement be published in a newspaper of general circulation in the county prior to the public hearing and that a display ad be placed in a newspaper of general circulation following action on the amendments.

Staff Comments

The California Government Code establishes specific publication requirements for ordinance amendments, and offers two cost-saving alternatives to publishing the complete text of an adopted ordinance after its passage (which has historically been the most commonly-used method). The alternatives include either publishing a summary of the proposed amendments; or, where the official responsible for the ordinance determines that a summary would not be effective, and with the consent of your Board, a simple display ad can be published in a local newspaper noting passage of the ordinance, where it can be obtained, and how your Board voted on its adoption.

Therefore, in accordance with Section 25124 of the California Government Code, we are requesting that your Board order that a display advertisement of a one-quarter page be published in a newspaper of general circulation in the county, indicating the general nature of the proposed Land Use Ordinance amendments to be considered. In addition, it is requested that your Board direct that a one-quarter page display advertisement be placed in a newspaper of general circulation within 15 days after adoption of the proposed amendments.

Because publication of a display advertisement would cost substantially less than the full text of the adopted amendments, and because the diversity of topics covered in the amendments does not enable a meaningful summary, your favorable consideration on this matter is appreciated.

OTHER AGENCY INVOLVEMENT/IMPACT

Applicable agencies and Community Advisory Committees were provided referrals of the amendments.

FINANCIAL CONSIDERATIONS

The current cost of publishing two quarter page display ads is approximately \$800. Reproducing the complete text of all of the amendments contained in this Ordinance Amendment would cost approximately 50 percent more than the cost of two quarter-page display ads depending on the size of the amendment.

text. One ad is published prior to the hearing and the second ad, or “summary” ad, is published following the decision which summarizes the decision made by the Board. This summary ad provides disclosure to the public that amendments were approved, but does not require that the entire amendment text be published, thereby saving the cost of publishing the amendments in their entirety.

RESULTS

Advertising of the amendments will allow public hearings to occur in conformance with the Government Code and will cost substantially less than publishing the full text of the adopted amendments. This is consistent with the County goal of a prosperous and well-governed community.